

VERNON TOWNSHIP 2017 ANNUAL TOWN MEETING

FARM ACREAGE

1987 - 6726 Acres = 29%	1988 - 5500 Acres = 24%	1989 - 4500 Acres = 19.50%	1990 - 3288 Acres = 14.27%
1991 - 3410 Acres = 14.8%	1992 - 3200 Acres = 13.8 9%	1993 - 3172 Acres = 14.25%	1994 - 2927 Acres = 13.0 0%
1995 - 2720 Acres = 11.81%	1996 - 2392 Acres = 10.38%	1997 - 1896 Acres = 87.23%	1998 - 1795 Acres = 7.8%
1999 - 1617 Acres = 7.02%	2000 - 1525 Acres = 6.62%	2001 - 1405 Acres = 6.296%	2002 - 1395 Acres= 6.05%
2003 - 1309 Acres = 5.68%	2004 - 1221 Acres = 5.30%	2005 - 1178 Acres = 5.11%	2006 - 1156 Acres= 5.02%
2007 - 1119 Acres = 4.86%	2008 - 1079 Ares = 4.68%	2009 - 974 Acres = 4.23%	2010 - 1106.98 Acres = 4.23%
2011 - 974.58 Acres = 4.23%	2012 - 977.28 Acres = 4.24%	2013 – 997.39 Acres = 4.32%	2014 - 978.27 Acres = 4.25%
2015 - 946.46 Acres = 4.11%	2016 – 949.28 Acres = 4.12%		

TOTAL TOWNSHIP ACREAGE = 23,040 ACRES

TAXABLE PARCELS

1985 - 14,229	1986 - 14,929	1987 - 15,876	2006 – 24,789
1988 - 17,205	1989 - 18,931	1990 - 20,087	2007 – 25,038
1991 - 20,300	1992 - 20,670	1993 - 21,044	2008 – 25,101
1994 - 21,197	1995 - 21,963	1996 - 22,764	2009 – 25,155
1997 - 23,067	1998 - 23,522	1999 - 23,832	2010 – 25.230
2000 - 23,960	2001 - 23,978	2002 - 24,017	2011 – 25,256
2003 - 24,222	2004 – 24,368	2005 – 24,478	2012 – 25,252
2013 - 25,285	2014 – 25,278	2015 – 25,320	2016 – 25,317

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ASSESSED VALUE

1987 - 706,000,000 (Gross Assessment +23% over prior year) 660,000,000 (Net Taxable Assessment)	2002 - 3,217,627,816 (Gross Assessment +8.5 %) 3,088,922,703 (Estimated Taxable Assessment)
1988 - 854,000,000 (Gross Assessment +21% over prior year) 801,100,000 (Net Taxable Assessment)	2003 - 3,425,706,974 (Gross Assessment +6.50 %) 3,288,678,697 (Estimated Taxable Assessment)
1989 - 1,026,000,000 (Gross Assessment +20% over prior year) 992,663,753 (Net Taxable Assessment)	2004 - 3,618,887,800 (Gross Assessment +5.60 %) 538,800,000 (Net Taxable Assessment)
1990 - 1,152,492,077 (Gross Assessment +12.3% over prior year) 1,250,073,089 (Net Taxable Assessment)	2005 - 3,838,146,987 (Gross Assessment +6.06 %) 3,684,621,107 (Estimated Taxable Assessment)
1991 - 1,390,696,204 (Gross Assessment +12.07% over prior year) 1,380,800,000 (Net Taxable Assessment)	2006 - 4,053,532,224 (Gross Assessment +5.60 %) 3,891,390,934 (Estimated Taxable Assessment)
1992 - 1,521,897,374 (Gross Assessment +9.4% over prior year) 1,510,612,252 (Net Taxable Assessment)	2007 - 4,303,982,470 (Gross Assessment +6.18%) 4,131,823,170 (Estimated Taxable Assessment)
1993 - 1,669,263,442 (Gross Assessment +9.7% over prior year) 1,630,000,000 (Net Taxable Assessment) 3,698,357,708 (Estimated Taxable Assessment)	2008 - 4,452,705,225 (Gross Assessment +3.46%) 4,274,597,016 (Estimated Taxable Assessment)
1994 - 1,796,244,836 (+7.6 % over prior year) 1,796,244,836 (+7.6 % over prior year)	2009 - 4,416,041,910 (Gross Assessment -8%) 4,239,400,233 (Estimated Taxable Assessment)
1995 - 1,942,134,728 (Gross Assessment +8.1 %) 1,912,359,318 (Net Taxable)	2010 - 4,119,001,159 (Gross Assessment - 6.7%) 3,954,241,113 (Estimated Taxable Assessment) Without State Factor
1996 - 2,090,442,796 (Gross Assessment +7.6 %) 2,068,624,273 (Net Taxable Assessment)	2011 - 3,852,455,946 (Gross Assessment -6.47%) 3,698,357,708 (Estimated Taxable Assessment) Without State Factor 3,805,610,082 (Estimated Taxable Assessment) With State Factor
1997 - 2,283,249,619 (Gross Assessment +6.8 %) 2,181,444,011 (Net Taxable Assessment)	2012 - 3,613,682,455 (Gross Assessment -6.2%) 3,469,135,157 (Estimated Taxable Assessment) Without State Factor
1998 2,374,370,318 (Gross Assessment +6.4 %) 2,322,300,106 (Net Taxable Assessment)	2013 - 3,514,304,818 (Gross Assessment - 2.75%) 3,373,732,625 (Estimated Taxable Assessment) With State Factor
1999 - 2,534,050,851 (Gross Assessment +6.7 %) 2,432,688,816 (Estimated Taxable Assessment)	2014 - 3,517,243,701 (Gross Assessment + .08%) 3,376,553,953 (Estimated Taxable Assessment) With State Factor
2000 - 2,688,467,564 (Gross Assessment +6.1 %) 2,580,928,861 (Estimated Taxable Assessment)	2015 - 3,660,567,790 (Gross Assessment + 4.07) 3,514,145,078 (Estimated Taxable Assessment)
2001 - 2,966,096,784 (Gross Assessment +10 %) 2,847,452,912 (Estimated Taxable Assessment)	2016 - 3,901,285,071 (Gross Assessment + 6.58%) 3,745,233,668 (Estimated Taxable Assessment)

VERNON TOWNSHIP 2017 ANNUAL TOWN MEETING

PERCENT OF TOTAL ASSESSMENT

<u>Year</u>	<u>Residential</u>	<u>Farm</u>	<u>Commercial</u>
1990	.7537 (868,633,000)	.001 (1,152,000)	.2453 (282,706,000)
1991	.7571 (1,052,896,000)	.001 (1,390,000)	.2419 (336,409,000)
1992	.7511 (1,143,097,000)	.0015 (2,282,000)	.2474 (376,517,000)
1993	.7548 (1,259,960,000)	.0009 (1,502,000)	.2443 (407,801,000)
1994	.7414 (1,331,735,000)	.0008 (1,436,000)	.2578 (463,071,000)
1995	.7451 (1,447,084,000)	.0007 (1,359,000)	.2542 (493,690,000)
1996	.7475 (1,562,605,000)	.00065 (1,358,000)	.2518 (526,373,000)
1997	.7397 (1,688,919,000)	.00060 (1,369,000)	.2597 (592,959,000)
1998	.7312 (1,736,139,000)	.00055 (1,305,000)	.2663 (632,294,000)
1999	.7136 (1,808,298,000)	.00051 (1,292,000)	.2859 (724,485,000)
2000	.7024 (1,888,379,000)	.00050 (1,344,000)	.2971 (798,743,000)
2001	.7097 (2,105,038,000)	.00043 (1,275,000)	.2899 (859,871,000)
2002	.7189 (2,313,152,636)	.00014 (450,000)	.2810 (894,744,098)
2003	.7353 (2,519,083,212)	.0004 (1,253,564)	.2643 (905,370,198)
2004	.7534 (2,725,985,103)	.0003 (1,223,865)	.2463 (891,178,432)
2005	.7645 (2,934,291,708)	.00032 (1,232,684)	.2352 (902,622,595)
2006	.7710 (3,125,445,415)	.0003 (1,202,604)	.2287 (926,883,583)
2007	.7764 (3,341,460,004)	.00026 (1,139,878)	.2233 (961,382,588)
2008	.7753 (3,452,357,790)	.00003 (1,170,660)	.2244 (999,176,775)
2009	.7743 (3,419,456,848)	.00003 (1,186,278)	.2254 (995,398,783)
2010	.7744 (3,189,553,322)	.00002 (1,174,637)	.2254 (928,272,441)
2011	.7644 (2,944,907,734)	.0003 (972,321)	.2353 (906,575,100)
2012	.7588 (2,742,230,392)	.0004 (1,216,549)	.2408 (870,235,554)
2013	.7540 (2,649,737,394)	.00035 (1,288,022)	.2457 (863,327,956)
2014	.7531 (2,648,966,862)	.0004 (1,318,529)	.2465 (866,945,064)
2015	.7663 (2,304,989,455)	.00034 (1,232,672)	.2334 (854,345,663)
2016	.7680 (2,996,097,776)	.0003 (1,254,920)	.2317 (903,932,175)

VERNON TOWNSHIP 2017 ANNUAL TOWN MEETING

NEW CONSTRUCTION PERCENTAGE

1992	RES.	72.57%	44,781,714	1993	RES.	65.37%	40,546,735
	COM.	27.43%	<u>16,922,861</u>		COM.	34.63%	<u>21,472,872</u>
			61,704,575 Total New Constr				62,019,607 Total New Constr
1994	RES.	56.09%	33,980,217	1995	RES.	65.32%	45,842,000
	COM.	43.91%	<u>26,599,050</u>		COM.	34.68%	<u>24,339,000</u>
			60,579,267 Total New Constr				70,181,000 Total New Constr
1996	RES.	78.05 %	63,172,592	1997	RES.	61.99 %	40,081,846
	COM.	21.95 %	<u>17,760,878</u>		COM.	38.01 %	<u>24,576,593</u>
			80,933,470 Total New Constr				64,658,439 Total New Constr
1998	RES.	53.94 %	42,195,623	1999	RES.	40.61 %	41,196,168
	COM.	46.06 %	<u>36,037,786</u>		COM.	59.3 9%	<u>60,256,014</u>
			78,233,409 Total New Constr				101,452,482 Total New Constr
2000	RES.	37.63 %	31,611,010	2001	RES.	59.98 %	39,810,626
	COM.	62.37 %	<u>52,402,364</u>		COM.	40.02 %	<u>26,560,848</u>
			84,013,374 Total New Constr				66,371,474 Total New Constr
2002	RES.	65.28 %	36,821,622	2003	RES.	81.71 %	32,944,311
	COM.	34.72 %	<u>19,584,166</u>		COM.	18.29 %	<u>7,375,921</u>
			56,405,788 Total New Constr				40,320,232 Total New Constr
2004	RES.	67.39 %	32,917,488	2005	RES.	78.76 %	33,052,107
	COM.	32.61%	<u>15,926,822</u>		COM.	21.24 %	<u>8,915,239</u>
			48,844,310 Total New Constr				41,967,346 Total New Constr
2006	RES.	79.92 %	37,199,142	2007	RES.	74.85 %	41,292,212
	COM.	20.08 %	<u>9,348,364</u>		COM.	25.15 %	<u>13,877,964</u>
			46,547,506 Total New Constr				55,170,176 Total New Constr
2008	RES.	74.99 %	30,109,224	2009	RES.	69.23%	19,962,641
	COM.	25.01%	<u>10,041,742</u>		COM.	30.77%	<u>8,872,653</u>
			40,150,966 Total New Constr				28,835,294 Total New Constr
2010	RES	56.10%	19,137,105	2011	RES	96.70%	9,629,565
	COM	43.90%	<u>15,016,195</u>		COM	3.30%	<u>328,918</u>
			34,203,300 Total New Constr				9,958,483 Total New Constr
2012	RES	54.42%	6,928,560	2013	RES	65.44%	7,691,083
	COM	45.58%	<u>5,802,010</u>		COM	34.56%	<u>4,061,468</u>
			12,730,570 Total New Constr				11,752,551 Total New Constr
2014	RES	65.21%	10,810,329	2015	RES	66.44%	9,000,181
	COM	34.79%	<u>5,767,0009</u>		COM	33.56%	<u>4,545,667</u>
			16,577,329 Total New Constr				13,545,848 Total New Constr
2016	RES	64.35%	11,893,852				
	COM	35.65	<u>6,589,287</u>				
			18,483,139 Total New Constr				

VERNON TOWNSHIP 2017 ANNUAL TOWN MEETING

EXEMPTIONS

<u>Year</u>	<u>Senior Exemption</u>	<u>Homeowner Exemption</u>	<u>Disability</u>	<u>Senior Freeze</u>
1988	651	---		
1989	742	12,468		
1990	823	14,427		
1991	900	15,389		
1992	1,020	16,056		
1993	1,138	16,626		
1994	1,276	17,091		
1995	1,414	17,575		
1996	1,486	18,327		351
1997	1,547	18,881		351
1998	1,627	19,289		366
1999	1,672	19,726		366
2000	1,752	20,083		443
2001	1,875	20,341		486
2002	2,000	20,450		520
2003	2,143	20,530		611
2004	2,237	20,595		717
2005	2,233	20,544		685
2006	2,503	20,497		796
2007	2,663	20,521	50	798
2008	2,820	20,064	86	869
2009	2,991	20,133	135	924
2010	3,113	20,093	144	985
2011	3,274	20,035	163	986
2012	3,387	19,757	158	983
2013	3,615	19,287	177	978
2014	3,780	19,164	181	925
2015	3,971	19,222	188	937
2016	4,211	19,292	244	830

VERNON TOWNSHIP 2017 ANNUAL TOWN MEETING

Median Sale Prices (Single Family Residential, excluding Condo's and Townhomes)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Vernon Township	\$147,650 (403)	\$415,000 (448)	\$390,000 (388)	\$378,500 (604)	\$362,115 (778)	\$445,000 (601)	\$427,500 (793)
Buffalo Grove	\$365,000 (185)	\$350,000 (151)	\$330,000 (215)	\$364,500 (262)	\$395,000 (232)	\$410,000 (316)	\$415,000 (306)
Indian Creek	\$380,125 (3)	\$317,500 (4)	\$309,770 (12)	\$372,000 (13)	\$392,000 (13)	\$383,500 (10)	\$392,500 (8)
Lake Forest	\$849,000 (22)	\$755,000 (15)	\$620,000 (33)	\$675,000 (37)	\$785,000 (35)	\$755,000 (29)	\$745,000 (31)
Lincolnshire	\$471,250 (82)	\$458,500 (64)	\$473,000 (104)	\$485,000 (111)	\$531,000 (79)	\$550,000 (115)	\$501,250 (108)
Long Grove	\$700,000 (37)	\$630,750 (40)	\$585,000 (61)	\$650,000 (94)	\$655,000 (70)	\$655,000 (72)	\$625,000 (61)
Mettawa	\$500,000 (1)	\$870,000 (1)	\$937,500 (4)	\$887,500 (4)	\$650,000 (1)	\$892,500 (2)	\$628,344 (1)
Mundelein	None	None	None	None	None	None	None
Riverwoods	\$650,000 (18)	\$650,000 (18)	\$625,000 (37)	\$547,500 (49)	\$683,800 (37)	\$707,500 (41)	\$606,500 (56)
Vernon Hills	\$357,500 (70)	\$306,693 (80)	\$326,500 (112)	\$325,000 (175)	\$350,950 (116)	\$352,500 (174)	\$367,500 (198)
Deerfield (Uinic)	\$318,500 (3)	\$145,000 (5)	\$188,016 (8)	\$241,000 (13)	\$295,000 (1)	\$125,000 (2)	\$365,900 (9)
Prairie View (Uinic)	\$246,000 (15)	\$235,550 (10)	\$201,500 (18)	\$230,250 (10)	\$272,000 (17)	\$257,500 (24)	\$265,000 (15)

VERNON TOWNSHIP 2017 ANNUAL TOWN MEETING

Median Sale Prices (Multi-Family)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Vernon Township	\$209,250 (324)	\$168,000 (224)	\$160,000 (412)	\$189,500 (528)	\$215,000 (441)	\$221,500 (474)	\$237,000 (548)
Buffalo Grove	\$190,000 (141)	\$165,000 (91)	\$167,000 (181)	\$187,500 (243)	\$208,500 (214)	\$217,500 (212)	\$238,000 (254)
Indian Creek	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lake Forest	\$472,780 (28)	\$492,710 (15)	\$468,000 (11)	\$545,000 (24)	\$636,750 (13)	\$680,000 (17)	\$680,000 (9)
Lincolnshire	\$280,000 (27)	\$255,000 (21)	\$300,000 (39)	\$341,000 (50)	\$325,000 (45)	\$326,500 (35)	\$359,900 (31)
Long Grove	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mettawa	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mundelein	\$180,000 (13)	\$137,000 (183)	\$152,750 (20)	\$138,500 (21)	\$200,000 (13)	\$140,000 (28)	\$150,500 (27)
Riverwoods	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vernon Hills	\$220,000 (79)	\$103,500 (56)	\$115,000 (110)	\$136,500 (125)	\$148,500 (106)	\$183,750 (132)	\$351,000 (165)
Deerfield (Urninc)	\$181,875 (36)	\$171,000 (23)	\$120,000 (51)	\$134,900 (65)	\$195,939 (48)	\$212,500 (50)	\$182,000 (61)
Prairie View (Urninc)	N/A	N/A	N/A	N/A	N/A	N/A	\$95,000 (1)

2017
Development and Future Development

- (1) Turnberry – (Buffalo Grove)
One more 50 unit Condo. Bldg. (no current plans to start 2'nd building)

- (2) Berenes Plaza (Buffalo Grove)
Rt. 21 & Deerfield Parkway
Woodman's Food Market with gas station, also other commercial
Approved, construction 2017

- (3) Sedgebrook – Senior Living (Lincolnshire)
439 units occupied 2016

- (4) Camberley Club (Lincolnshire)
Part of Sedgebrook property purchased
Pulte Builders
86 townhomes, under construction

- (5) Rivers Edge Condo. (Vernon Hills)
Second 40 unit bldg. approved, no current construction plans

- (6) Riverside Preserves of Mettawa
18 lot sub. SW corner Rt. 60 & St. Mary's Road
Currently 3 building permits, no construction past few years

- (7) Amberley Woods (Lake Forest)
South side Rt. 60, east of Saunders Road
Second condo. Building of 45 units approved
Possible construction starting fall of 2017

- (8) Riverwoods Redevelopment Area (Riverwoods)
SE corner Deerfield Road and Rt. 21
Village reviewing proposals

- (9) Land & Lakes
Yard waste transfer site (Buffalo Grove)
Adjacent and south of City Park
Major retail to come, but nothing planned in short term

- (10) Forge Club (Vernon Hills)
Jacobs Companies
Proposal for 67 townhomes

2017
Development and Future Development

- (11) Majestic Pines (Indian Creek)
 - 10 lot sub. Still 8 vacant lots
 - Purchased by Icon Builders through bankruptcy
 - Construction starting 2017

- (12) Super Walmart to be constructed on site of existing former Mundelein Mendard's property in Oak Creek Plaza (Mundelein)
 - Menard's and other parts of center to be demolished.
 - Still going through foreclosure and bankruptcy proceedings.
 - Village still expects future Super Walmart

- (13) Harbor Chase Senior Care Facility (Long Grove)
 - Former Fairfield Saving Bank (demolished)
 - Rt. 83 at Coffin Road area
 - Under construction

- (14) Woodland Chase (Vernon Hills)
 - 56 homes proposed
 - SW corner Rt. 45 & Buffalo Grove Road
 - Approved 12/2016
 - Under review for environmental (soil contamination)

- (15) Didier Property (Buffalo Grove)
 - Link Crossing
 - North 50 acres under contract (K. Hovnanian Homes)
 - 222 units proposed (74 single family, 75 2-sty townhomes, 73 3-sty townhomes)

- (16) Port Clinton Place (Vernon Hills)
 - Another 5-sty condo. Building
 - Approved 12/2016, Building permits pending

- (17) Nursing Home (Mundelein)
 - Will replace Winchester House of Lake County
 - Transitional Care of Lake County
 - Next to Dover Straits Restaurant on Rt. 45
 - Approved, Construction starting summer of 2017

- (18) Lincolnshire Trails Townhomes (Lincolnshire)
 - 44 townhomes north side of Riverside Drive just north of Camberley Club Sub.
 - Ground breaking Spring of 2017

2017
Development and Future Development

- (19) Manors of Whytegate (Lincolnshire)
 - 15 single family homes (Arthur Greene)
 - West side of Riverwoods Road just north of Rt. 22
 - Construction starting Spring 2017

- (20) Culver's Restaurant (Lincolnshire)
 - NE corner Rt. 22 & Rt. 21 next to Garden Fresh
 - Approved 11/2016

- (21) Keystone Ventures (Lincolnshire)
 - Proposal to purchase and demolish Washburn Church, etc.
 - Plans include Buona Beef, Kindercare Learning Center and other retail
 - Property from east edge of Vernon Library to Rt. 21
 - Village receptive but nothing approved yet

- (22) Regal Theater Redevelopment (Lincolnshire)
 - Removing part of building (some movie screens)
 - New 302 unit apartment complex (404 Social)
 - Construction 2017-2018

- (23) Lock-Up Self Storage (Riverwoods)
 - Just west of Brentwood Nursing home on Deerfield Road
 - Under construction

- (24) Easton Station Townhomes (Buffalo Grove)
 - David Weekley Homes
 - 20 townhomes
 - East side of Easton Avenue just north of Buffalo Grove Fire Station on Rt. 22
 - Under construction